



**City of El Paso – City Plan Commission
An Ordinance Amending Title 21 (Smartcode), Chapter
21.80 (Tables), Table 12 (Specific Function and Use), and
Table 16 (Special District Standards) of the El Paso City
Code, to clarify the SmartCode provisions and to calibrate
the SmartCode to the local character of the place and local
conditions.**

- The proposed amendment modifies use regulations within Table 12 applicable to certain transect zones within the SmartCode:
 - The “mini-storage” use has been renamed “self-storage warehouse” to match the pre-existing term and definition found in Title 20.02.854.
 - The proposed amendment permits “self-storage warehouse” in the T5 (Urban Center) and T5-O (Urban Center Open) transect zones. The use is compatible with the medium- to high-density residential uses that are permitted in the T5 and T5-O transect zones, and the regulations of these transect zones ensure that the use must be constructed in a manner appropriate to the intent of the zones.
 - The proposed amendment adds additional transect zones in which single-family residential uses (“cottage,” “house,” and “villa”) to match the types listed in Table 9 (Building Disposition) as “edgeyard” disposition type buildings. This amendment rectifies conflicting regulations in the two tables.
- The amendment to Table 16 modifies the standards of several Special Districts. SmartCode Special Districts are intended to be applied in areas that, by their intrinsic size, function, or configuration, cannot conform to the requirements of any standard transect zone.

Attachments:

Attachment 1: Proposed Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 21 (SMARTCODE), CHAPTER 21.80 (TABLES), TABLE 12 (SPECIFIC FUNCTION AND USE), AND TABLE 16 (SPECIAL DISTRICT STANDARDS) OF THE EL PASO CITY CODE, TO CLARIFY THE SMARTCODE PROVISIONS AND TO CALIBRATE THE SMARTCODE TO THE LOCAL CHARACTER OF THE PLACE AND LOCAL CONDITIONS; THE PENALTY IS AS PROVIDED FOR IN CHAPTER 21.60 OF THE EL PASO CITY CODE

WHEREAS, the City Council of the City of El Paso, by Ordinance 016945 approved on June 29, 2008, adopted Title 21 (SmartCode), and added Title 21 to the El Paso City Code; and

WHEREAS, Title 21 of the El Paso City Code was adopted to promote the health, safety, morals and general welfare of the community; and

WHEREAS, the El Paso City Council, having considered the recommendations and held a public hearing at which the public was allowed to comment on the proposed ordinance amendments, finds that the amendments will further protect and provide for the public health, safety, morals and general welfare of the community, and will carry out the purpose and spirit of the policies expressed in The Plan for El Paso; and

WHEREAS, the El Paso City Council finds that the regulations established by this amendment have been adopted with reasonable consideration, among other things, for the character of each district and its peculiar suitability for the particular uses; with a view of conserving property values and encouraging the most appropriate use of land in the City; and

WHEREAS, the City of El Paso's SmartCode requires calibration to the local character of the place and local conditions;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

SECTION 1. That Title 21 (SmartCode), Chapter 21.80 (Tables), Section 21.80.150 – Table 12: Specific Function & Use, of the El Paso City Code be replaced in its entirety with Exhibit 'A'.

SECTION 2. That Title 21 (SmartCode), Chapter 21.80 (Tables), Section 21.80.250 – Table 16: Special District Standards, of the El Paso City Code be replaced in its entirety with Exhibit 'B'.

SECTION 3. Except as herein amended, Title 21 (SmartCode), of the El Paso City Code shall remain in full force and effect.

PASSED AND APPROVED THIS _____ DAY OF _____, 2018.

THE CITY OF EL PASO

ATTEST:

Laura D. Prine
Interim City Clerk

APPROVED AS TO FORM:

Karla M. Nieman
Assistant City Attorney

Dee Margo
Mayor

APPROVED AS TO CONTENT:

Victor Morrison-Vega
Planning & Inspections

El Paso, Texas

TABLE 12: SPECIFIC FUNCTION & USE

This table expands the categories of Table 10 to delegate specific Functions and uses within Transect Zones. Table 12 should be customized for local character and requirements.

| | T1 | T2 | T3 | T4 | T4O | T5 | T5O | T6 | SD | | T1 | T2 | T3 | T4 | T4O | T5 | T5O | T6 | SD |
|---------------------------------|----|----|----|----|-----|----|-----|----|----|--------------------------------|----|----|----|----|-----|----|-----|----|----|
| a. RESIDENTIAL | | | | | | | | | | f. OTHER: AGRICULTURE | | | | | | | | | |
| Mixed Use Block | | | | | | | | | | Grain Storage | | | | | | | | | |
| Flex Building | | | | | | | | | | Livestock Pen | | | | | | | | | |
| Apartment Building | | | | | | | | | | Greenhouse | | | | | | | | | |
| Live/Work Unit | | | | | | | | | | Stable | | | | | | | | | |
| Row House | | | | | | | | | | Kennel | | | | | | | | | |
| Duplex House | | | | | | | | | | f. OTHER: AUTOMOTIVE | | | | | | | | | |
| Courtyard House | | | | | | | | | | Gasoline | | | | | | | | | |
| Sideyard House | | | | | | | | | | Automobile Service | | | | | | | | | |
| Cottage | | | | | | | | | | Truck Maintenance | | | | | | | | | |
| House | | | | | | | | | | Drive -Through Facility | | | | | | | | | |
| Villa | | | | | | | | | | Rest Stop | | | | | | | | | |
| Accessory Unit | | | | | | | | | | Roadside Stand | | | | | | | | | |
| b. LODGING | | | | | | | | | | Billboard | | | | | | | | | |
| Hotel (no room limit) | | | | | | | | | | Shopping Center | | | | | | | | | |
| Inn (up to 12 rooms) | | | | | | | | | | Shopping Mall | | | | | | | | | |
| Bed & Breakfast (up to 5 rooms) | | | | | | | | | | f. OTHER: CIVIL SUPPORT | | | | | | | | | |
| School Dormitory | | | | | | | | | | Fire Station | | | | | | | | | |
| c. OFFICE | | | | | | | | | | Police Station | | | | | | | | | |
| Office Building | | | | | | | | | | Cemetery | | | | | | | | | |
| Live-Work Unit | | | | | | | | | | Funeral Home | | | | | | | | | |
| d. RETAIL | | | | | | | | | | Hospital | | | | | | | | | |
| Open-Market Building | | | | | | | | | | Medical Clinic | | | | | | | | | |
| Retail Building | | | | | | | | | | f. OTHER: EDUCATION | | | | | | | | | |
| Display Gallery | | | | | | | | | | College | | | | | | | | | |
| Restaurant | | | | | | | | | | High School | | | | | | | | | |
| Kiosk | | | | | | | | | | Trade School | | | | | | | | | |
| Push Cart | | | | | | | | | | Elementary School | | | | | | | | | |
| Liquor Selling Establishment | | | | | | | | | | Other- Childcare Center | | | | | | | | | |
| e. CIVIC | | | | | | | | | | f. OTHER: INDUSTRIAL | | | | | | | | | |
| Bus Shelter | | | | | | | | | | Heavy Industrial Facility | | | | | | | | | |
| Convention Center | | | | | | | | | | Light Industrial Facility | | | | | | | | | |
| Conference Center | | | | | | | | | | Truck Depot | | | | | | | | | |
| Exhibition Center | | | | | | | | | | Laboratory Facility | | | | | | | | | |
| Fountain or Public Art | | | | | | | | | | Water Supply Facility | | | | | | | | | |
| Library | | | | | | | | | | Sewer and Waste Facility | | | | | | | | | |
| Live Theater | | | | | | | | | | Electric Substation | | | | | | | | | |
| Movie Theater | | | | | | | | | | Wireless Transmitter | | | | | | | | | |
| Museum | | | | | | | | | | Cremation Facility | | | | | | | | | |
| Outdoor Auditorium | | | | | | | | | | Warehouse | | | | | | | | | |
| Parking Structure | | | | | | | | | | Produce Storage | | | | | | | | | |
| Passenger Terminal | | | | | | | | | | Self-Storage Warehouse | | | | | | | | | |
| Playground | | | | | | | | | | | | | | | | | | | |
| Sports Stadium | | | | | | | | | | | | | | | | | | | |
| Surface Parking Lot | | | | | | | | | | | | | | | | | | | |
| Religious Assembly | | | | | | | | | | | | | | | | | | | |

■ BY RIGHT

El Paso, Texas

TABLE 16: SPECIAL DISTRICT STANDARDS

The metrics for each column of this table (SD1, SD2, etc.) are to be filled in for each Special District as they currently exist, or as they are permitted. More pages can be added. Special Districts that do not have provisions within this Code shall be governed by the standards of the pre-existing zoning.

| | SD1 | SD2 | SD3 | SD4 | SD5 | SD6 | SD7 |
|---|-------------------------|-------------------------|-------------------------|---------------------|-----------------------------|--------------------------|-------------------------|
| a. ALLOCATION OF ZONES | | | | | | | |
| CLD | NA | NA | NA | NA | NA | NA | NA |
| TND | NA | NA | NA | NA | NA | NA | NA |
| TOD | NA | NA | NA | NA | NA | NA | NA |
| ARD | NA | NA | 80% max. | 50% max. | NA | NA | NA |
| AED | NA | NA | NA | 50% max. | 80% max. | NA | NA |
| b. BASE RESIDENTIAL DENSITY | | | | | | | |
| By Right | 24 | 24 | NA | NA | NA | 48 | 24 |
| Other Functions | 50 - 70% | 50 - 70% | NA | NA | NA | NA | 50 - 100% |
| c. BLOCK SIZE | | | | | | | |
| Block Perimeter | 3000 ft. max. * | 3000 ft. max. * | 2400 ft. max. * | 3000 ft. max. * | 4000 ft. max. * | 2000 ft. max. * | 3000 ft. max. |
| d. THOROUGHFARES | | | | | | | |
| HW | not permitted | not permitted | not permitted | not permitted | not permitted | not permitted | not permitted |
| BV | permitted | not permitted | permitted | permitted | permitted | permitted | not permitted |
| AV | permitted | permitted | permitted | permitted | permitted | permitted | not permitted |
| CS | permitted | permitted | permitted | permitted | permitted | permitted | permitted |
| DR | permitted | permitted | permitted | permitted | permitted | permitted | permitted |
| ST | permitted | permitted | permitted | permitted | permitted | permitted | permitted |
| RD | not permitted | not permitted | not permitted | not permitted | not permitted | not permitted | not permitted |
| Rear Lane | not permitted | not permitted | not permitted | not permitted | not permitted | not permitted | permitted |
| Rear Alley | permitted | permitted | permitted | permitted | permitted | permitted | permitted |
| Path | permitted | permitted | not permitted | not permitted | not permitted | permitted | permitted |
| Passage | permitted | permitted | permitted | permitted | permitted | permitted | permitted |
| Bicycle Trail | permitted | not permitted | not permitted | not permitted | not permitted | not permitted | permitted |
| Bicycle Lane | permitted | permitted | permitted | permitted | permitted | permitted | permitted |
| Bicycle Route | permitted | permitted | permitted | permitted | permitted | permitted | permitted |
| e. CIVIC SPACES | | | | | | | |
| Park | permitted | permitted | permitted | permitted | permitted | not permitted | permitted |
| Green | permitted | permitted | permitted | permitted | permitted | permitted | permitted |
| Square | permitted | permitted | permitted | permitted | permitted | permitted | permitted |
| Plaza | permitted | permitted | permitted | permitted | permitted | permitted | permitted |
| Playground | permitted | permitted | NA | NA | NA | permitted | permitted |
| f. LOT OCCUPATION | | | | | | | |
| Lot Width | NA | NA | NA | NA | NA | 18 ft. min. 700 ft. max. | NA |
| Lot Coverage | NA | NA | 90% max. | 90% max. | 90% max. | 100% max. | NA |
| g. SETBACKS - PRINCIPAL BUILDING | | | | | | | |
| Front Setback | 0 ft. min., 30 ft. max. | 0 ft. min., 30 ft. max. | 0 ft. min., 12 ft. max. | 0 ft. min. | 0 ft. min. | 0 ft. min., 8 ft. max. | 0 ft. min., 20 ft. max. |
| Side Setback | 0 ft. min. | 0 ft. min. | 0 ft. min., 24 ft. max. | 0 ft. min. | 6 ft. min. | 0 ft. min. | 0 ft. min. |
| Rear Setback | 0 ft. min. | 3 ft. min. | 3 ft. min. | 3 ft. min. | 3 ft. min. or 20 ft. min.** | 3 ft. min. | 0 ft. min. |
| h. BUILDING DISPOSITION | | | | | | | |
| Edgeward | permitted | permitted | permitted | permitted | permitted | permitted | permitted |
| Sideyard | permitted | permitted | permitted | permitted | permitted | permitted | permitted |
| Rearyard | permitted | permitted | permitted | permitted | permitted | permitted | permitted |
| i. PRIVATE FRONTAGES | | | | | | | |
| Common Yard | permitted | not permitted | permitted | permitted | permitted | permitted | permitted |
| Porch & Fence | not permitted | not permitted | permitted | not permitted | not permitted | not permitted | permitted |
| Terrace or L.C. | permitted | permitted | permitted | permitted | permitted | permitted | permitted |
| Forecourt | permitted | permitted | permitted | permitted | permitted | permitted | permitted |
| Stoop | permitted | permitted | permitted | permitted | permitted | permitted | permitted |
| Shopfront | permitted | permitted | permitted | permitted | permitted | permitted | permitted |
| Gallery | permitted | permitted | permitted | permitted | permitted | permitted | permitted |
| Arcade | permitted | permitted | permitted | permitted | not permitted | permitted | permitted |
| Parking Lot | permitted | permitted | not permitted | not permitted | permitted | not permitted | permitted |
| j. BUILDING CONFIGURATION | | | | | | | |
| Principal Building | 6 Stories, max. | 8 Stories, max. | 12 Stories, max. *** | 6 Stories, max. *** | 3 Stories, max. *** | NA | 6 Stories, max. |
| Outbuilding | NA | NA | 3 Stories, max. *** | 3 Stories, max. *** | 2 Stories, max. *** | NA | NA |
| k. BUILDING FUNCTION | | | | | | | |
| Residential | open use | open use | not applicable | not applicable | not applicable | open use | not applicable |
| Lodging | open use | open use | open use **** | not applicable | not applicable | open use | open use |
| Office | open use | open use | open use | open use | open use | open use | open use |
| Retail | open use | open use | open use | open use | open use | open use | open use |
| Industrial | not applicable | not applicable | not applicable | open use | open use | | |

* a Path or Passage may be used to determine Block size

** 3 ft. setbacks are for A Streets and the larger setbacks are for B Streets.

*** Building heights shall be limited to the height requirements established in Federal Aviation Regulations Part 77 or successor regulations for the Airport. Exclusions to this rule may be permitted by the Department of Aviation. SD5 shall be limited to 70 ft.

**** Lodging in SD3 shall be limited to areas indicated on the Airport Master Plan.